

C-4 240

**USE TABLE
COMMERCIAL & INDUSTRIAL DISTRICTS**

ZONING

DISTRICTS

C-5 C-4 C-3 C-2 C-1 I-1 I-2

RESIDENTIAL USES

Single-family detached	P	P		P	C	C	
Single-family attached	P	P		P	C	C	
Duplex, triplex, 4-plex	P	P		P	C	C	
Loft apartment				P	P		
Multi-family					C	C	
Manufactured housing unit						C	

CIVIC AND COMMERCIAL USES

Airport or airstrip						C	
Animal care, general	C	C	P			C	
Animal care, limited	C	P	P				
Auditorium or stadium			C		C	C	
Automated teller machine	C	P	P	C	P	P	P
Bank or financial institution		P	P	C	P	P	P
Bed and breakfast	C	P	P	P	P		
Car wash		C	P	C	C	P	C
Cemetery	P	P	P	P	P	P	P
Church	P	P	P	P	C	P	P
College or university	P	P	P	P	P	P	P
Communication tower	C	C	C	C	C	P	P
Construction sales and service		P	P			P	
Convenience store	C	P	P	C	C	C	
Day care, limited (family home)	P	P	P	P	P	C	C
Day care, general	P	P	P	C	C	C	C

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**USE TABLE (CONTINUED)
COMMERCIAL & INDUSTRIAL DISTRICTS**

ZONING

DISTRICTS

C-5 C-4 C-3 C-2 C-1 I-1 I-2

CIVIC AND COMMERCIAL USES

Entertainment, adult			C			C	P
Funeral home	C	C	P	C	C		
Golf course		P	P	P	P		
Government service	P	P	P	P	P	P	P
Hospital	P	P	P	P	P		
Hotel or motel			P		P		
Library	P	P	P	P	P	P	P
Medical service/office	P	P	P	P	P	P	P
Museum	P	P	P	P	P	C	
Nursing home	C	P	P	P	C		
Office, general	P	P	P	P	P	C	
Parking lot, commercial			P		P	C	
Parks and recreation	P	P	P	P	P	C	C
Pawn shops			P			C	
Post office	C	P	P	P	P	C	
Recreation/entertainment, indoor		C	P	C	P	C	
Recreation/entertainment, outdoor		C	P			C	
Recreational vehicle park			P			P	
Restaurant, fast-food		C	P	C	C	P	
Restaurant, general		P	P	P	P	P	
Retail/service		C	P	C	P	C	
Safety services	P	P	P	P	P	P	P

**USE TABLE (CONTINUED)
COMMERCIAL & INDUSTRIAL DISTRICTS**

ZONING

DISTRICTS

C-5 C-4 C-3 C-2 C-1 I-1 I-2

CIVIC AND COMMERCIAL USES

School, elementary/middle & high	P	P	P	P	P	P	P
Service station		C	P	C	C	P	
Sign, off-premise *			P			P	
Utility, major	C	C	C	C	C	C	C
Utility, minor	P	P	P	P	P	P	P
Vehicle and equipment sales			P			P	
Vehicle repair, general			P			P	C
Vehicle repair, limited		C	P	C	C	P	C
Vocational school		C	P	C	P	P	C
Warehouse, residential (mini) storage			C			P	C

INDUSTRIAL, MANUFACTURING & EXTRACTIVE USES

Asphalt or concrete plant						C	P
Auto wrecking or salvage yard						C	P
Basic industry						C	P
Freight terminal			C			P	P
Landfill (private)							C
Manufacturing, general						P	P
Manufacturing, limited						P	P
Mining or quarrying						C	P
Oil and gas drilling							P
Research services			C			P	P
Solid waste incinerator						C	C

* Not permitted along the route generally known as Crowley's Ridge Parkway National Scenic Byway (see Section 14.32.11 for description).

**USE TABLE (CONTINUED)
COMMERCIAL & INDUSTRIAL DISTRICTS**

ZONING

DISTRICTS

C-5 C-4 C-3 C-2 C-1 I-1 I-2

INDUSTRIAL, MANUFACTURING & EXTRACTIVE USES

Warehousing						P	P
Welding or machine shop						P	P

AGRICULTURAL USES

Agriculture, animal			C			C	P
Agriculture, crop						C	P
Agriculture, farmers market			P		P	P	
Agriculture, product sales						C	P

ACCESSORY USES: PERMITTED SUBJECT TO PROVISIONS OF CHAPTER 14.28.



City of Jonesboro

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org/>

Meeting Agenda - Final Metropolitan Area Planning Commission

Tuesday, October 14, 2008

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

4. MIN-08:197 Approval of Minutes Sept. 9, 2008 meeting

Attachments: [MAPC Minutes 09-9-08](#)

4. Preliminary Subdivisions

5. Final Subdivisions

6. Conditional Use

6. CU-08-20 C.U. 08-08 Robert Kilpatrick requests a Conditional Use located at 221-E Gee Street, to allow a General Automotive Repair Shop in an I-2 Zoning District.

Attachments: [Application Conditional Use 08-08 - Kilpatrick](#)

[Kilpatrick Site Plan 221 E Gee St](#)

[Staff Summary Conditional Use 08-08 - Kilpatrick- Gee St](#)

6. CU-08-19 C.U. 08-07 Larry and Jodi Numann

Applicants requests a Conditional Use approval to place their 6 year old single wide mobile home at 1901 Prescott.

Sponsors: Planning

Attachments: [Staff Summary Conditional Use 08-07 Mobile Home](#)

[Application CU 08-07 - 1901 Prescott2](#)

[CU 08-07 - Plat](#)

Legislative History

9/9/08 Metropolitan Area Planning Commission Tabled

7. Rezoning

7. [RZ-08-73](#) RZ 08-26 Gary Odor

Applicant requests rezoning from R-1 Residential to C-3 Limited Use Overlay for a Swimming Pool Home Improvement use for property containing approximately 1.5 acres more or less located at 3400 Culberhouse Road. .

Attachments: [RZ 08 26 Odor Case Application](#)
[RZ 08 26 Rezoning Plat](#)
[Staff Summary RZ08 26. ODOR](#)

7. [RZ-08-70](#) RZ 08-21 Judy and Terry Murphy

Applicants requests rezoning from R-1 Single-Family to C-3 General Commercial for 1.62 acres located at 4215 E. Johnson Ave.

Sponsors: Planning
Attachments: [Application RZ 08-21 - 4215 E. Johnson](#)
[Johnson Avenue Rezoning Plat](#)
[Staff Summary RZ08 21 4215 E JOHNSON](#)

Legislative History

9/9/08	Metropolitan Area Planning Commission	Tabled
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7. [RZ-08-71](#) RZ 08-22 Marjorie Robinson

Applicant requests rezoning from R-1 Single-Family to C-3 General Commercial for .38 acres located at 4207 and 4209 E. Johnson Ave.

Sponsors: Planning
Attachments: [Application RZ 08-22 - 4207 & 4209 E. Johnson](#)
[Johnson Avenue Rezoning Plat](#)
[Staff Summary RZ08 22 4207 E Johnson](#)

Legislative History

9/9/08	Metropolitan Area Planning Commission	Tabled
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8. [Staff Comments](#)

9. [Adjournment](#)



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ08-26: Gary Odor – 3400 Culberhouse
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday, October 14, 2008

REQUEST: To consider rezoning a parcel of property containing approximately 1.5 acres more or less.

PURPOSE: A request for rezoning from R-1 Residential to C-3 Limited Use Overlay for a Swimming Pool Home Improvement use.

OWNER: Gary Odor, 2404 Twin Oaks, Jonesboro AR.

LOCATION: 3400 Culberhouse Rd., Jonesboro, AR

SITE DESCRIPTION:
 Tract Size: Approx. 1.5 acres
 Frontage: Approx. 200 ft. +/- (Culberhouse Rd.)
 Topography: Gradually sloping westward
 Existing Dvlpmt: Former nonconforming repair shop

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Food Bank (Business Service Use)
East:	R-1	Residential
West:	R-1	Residential

HISTORY: The structure was previously a nonconforming repair shop.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Medium Density Residential. This property and vicinity is pending a restudy on the land use map by the Land Use Advisory Committee.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

Approval Criteria- Section 14.44.05, (5a-g)- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



Findings:

The applicant is requesting a rezoning to allow a *Swimming Pool Home Improvement* use. The zoning plat shows the existing structure on the property which was formerly a repair shop, and was considered as a nonconforming use in the past. This structure is not residential in character by any means, and would be better utilized as a neighborhood scale commercially used structure, demanding limited vehicular and customer traffic.

The underlying zoning is residential. The structure to remain appears to be used as some form of storage/ pole building. Because of the lapse in time of the use, any active commercial activity will require a rezoning; no evidence of continuance as repair shop is demonstrated. Staff originally consulted with the applicant and this application is for the rezoning from R-1 Residential to C-3 General Commercial L.U.O. for the swimming pool business. In essence, the property will be used mainly as a central office location for the business functions with limited walk-up/drive-up traffic.

Staff requests that the MAPC considers revising this request to a more restricted commercial district such as C-4 L.U.O. Neighborhood Commercial District, and therefore categorize this use as Retail/Service. Typical uses under this category include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor-covering, art supplies, kitchen utensils, jewelry, drugs, laundromat, dry cleaners, cosmetics, books, antiques, or automotive parts and accessories. Most of these uses would not be compatible with the area, however the proposed use can be considered a use allowed under the spirit and intent of neighborhood commercial, but limit the amount of growth that such business will be allowed (maximum 50% lot coverage).

Controls which would preserve the residential character of the area, as well as buffering of abutting residential properties, while reducing any lighting, noise or negative impacts such as excessive deliveries and traffic will have to be demonstrated and addressed by the applicant.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Gary Odor should be reviewed based on the observations above. In the Case of RZ-08- 26, a request is hereby submitted to rezone property from R-1 to C-4 L.U.O. Neighborhood Commercial Limited Use Overlay- Swimming Pool Business to make recommendation to the Jonesboro City Council, with the following conditions:

1. Future site redevelopments shall be subject to MAPC review and approval with a limited and maximum 50% lot coverage.
2. That prior to any occupancy of the building by the subject applicant or use, proper building code compliance shall be met by the applicant through the final occupancy permit process.
3. That any outdoor storage shall be limited to the rear yard and shall be totally screened from view from the street and all abutting residential properties.
4. All vehicular parking shall be properly surfaced and meet code requirements for impervious surfacing.

Respectfully Submitted for MAPC,

Otis T. Spriggs, AICP
Planning and Zoning Director

Site Photographs



View looking East at subject building



View looking South on Culberhouse



View looking North on Culberhouse



View looking North on Culberhouse



View looking West across Culberhouse from Project Site



View looking Northwest from Project Site



View looking North on Project Site



View looking North at subject building



View looking East from Project Site



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 09-12-08
Case Number: AZ-08-26

LOCATION:

Site Address: 3400 Culberhouse

Side of Street: E between Fox Run and Hunters Ridge

Quarter: _____ Section: _____ Township: _____ Range: _____

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R1 Proposed Zoning: ~~R1~~ C3 LUO Parks Home improvements

Size of site (square feet and acres): 1.5 ACRES Street frontage (feet): _____

Existing Use of the Site: Auto repair + storage

Character and adequacy of adjoining streets: _____

Does public water serve the site? _____

If not, how would water service be provided? yes

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North R-1

South C-3

East R1

West R1

Physical characteristics of the site: 1 1/2 acres with warehouse type building used as automotive repair shop since 1983

Characteristics of the neighborhood: R-1 mixed food bank, gravel pits across street, 10 acre nursery + offices

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Jerry D. Wilson
 Address: 712 Craighead Road
 City, State: Jonesboro AR ZIP 72401
 Telephone: 870 935-3311
 Facsimile: _____
 Signature: Jerry D. Wilson

Deed: Please attach a copy of the deed for the subject property.

Applicant:

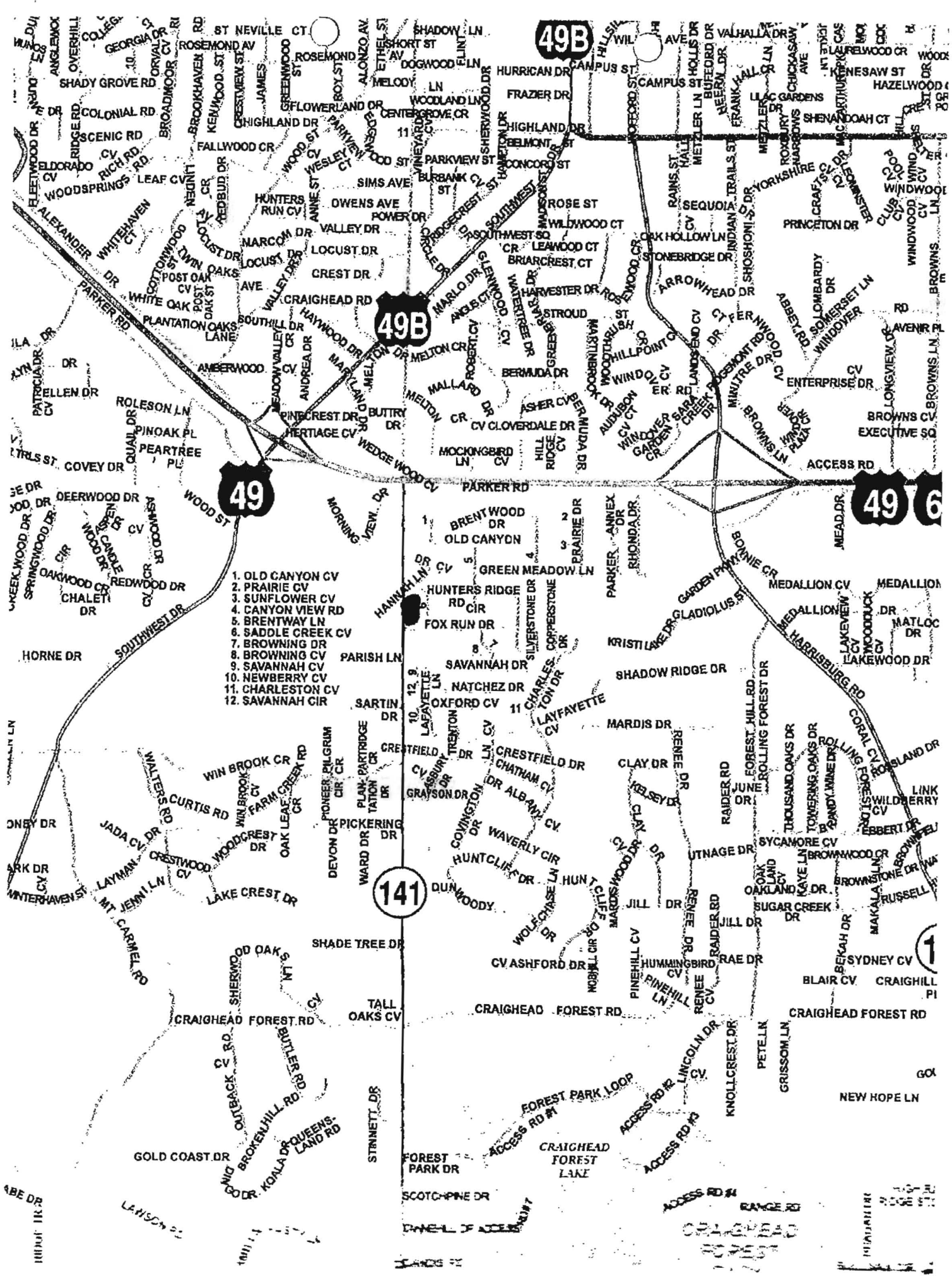
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

purchaser of property
 Name: Gary Olor
 Address: 2404 Turin Oaks
 City, State: Jonesboro ZIP 72401
 Telephone: (870) 974-7665
 Facsimile: _____
 Signature: Gary Olor

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REZONING INFORMATION

1. This property was not in city limits when purchased and developed in 1982.
2. The purpose for rezoning to C-3 is so a commercial business can continue to exist there as it has for the last 36 years.
3. There will be very little change to its current look or use.
4. There will be no changes at this time or in the short term future.
5. This property was amended as is, and wasn't part of any long term plan.
6. If this property is not used in its current manner I don't believe it would ever be converted to residential. The Food Pantry, a larger grocery store, sets right next to the property. Culberhouse is a busy street.
7. I think it would continue to blend in as it has for 36 years. I plan to enhance the appearance with landscaping and fences.
8. The warehouse building/shop had been there but was not rezoned when the city annexed it.
9. Since this business has been there for 36 years I don't expect any changes. There are other commercial businesses that are in close proximity that have been there for just as long.
10. This property has never been vacant. The owner has cut his work hours due to health issues.
11. There aren't any changes expected.
12. Cosmetic improvements will start this winter.
13. The neighbors bought there home well after this business was built in 1982. These housing developments were developed around the business and the Food Pantry. They don't see any change.
14. The neighbors I was able to speak with didn't have any objection to the continued commercial zoning.



1. OLD CANYON CV
2. PRAIRIE CV
3. SUNFLOWER CV
4. CANYON VIEW RD
5. BRENTWAY LN
6. SADDLE CREEK CV
7. BROWNING DR
8. SAVANNAH CV
9. NEWBERRY CV
10. CHARLESTON CV
11. SAVANNAH CIR
12. SAVANNAH CIR

141

1

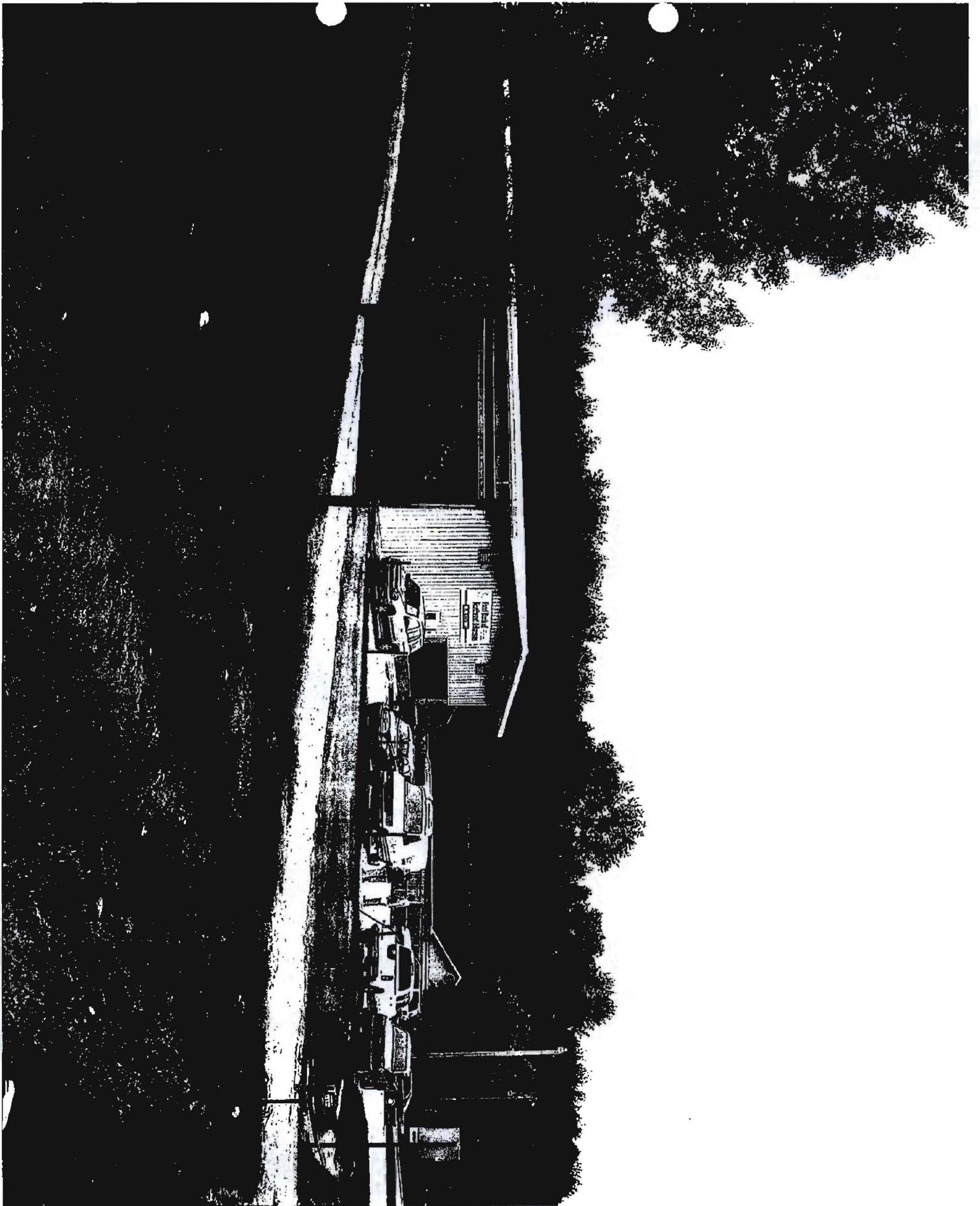
ABE DR

LAUSON

LANDS

ACCESS RD #1
ACCESS RD #2
ACCESS RD #3
ACCESS RD #4
RANGE RD

NEW HOPE LN
CRAIGHILL PI
CRAIGHEAD FOREST RD
CRAIGHEAD FOREST LAKE
FOREST PARK DR
SCOTCHPINE DR
DUNWOODY







The following residents approve of zoning for 3408
Shaun Stricklin Ashley Culberhouse
3310 S. Culberhouse
(870) 761-3323

Fred & Sharon GRAHAM
3407 Saddle Creek Cove
Jonesboro, AR 72404

Steve & Patty Willard
607 Hunters Ridge Dr
Jonesboro, AR 72404

MIKE LASSITER
605 HUNTERS RIDGE
JONESBORO, AR, 72404

Norma Bolding
609 Hunters Ridge
c932-8142

T14N-R03E-HALF SECTION 14 SOUTH

